

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A**
2 **VERTICAL MIXED USE BUILDING (V) COMBINING DISTRICT TO TRACTS 1**
3 **THROUGH 12 LOCATED IN THE HYDE PARK NEIGHBORHOOD**
4 **CONSERVATION COMBINING DISTRICT.**

5
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**
7

8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 add a vertical mixed use building (V) combining district to Tracts 1 through 12 (the
10 "Property") described in Zoning Case No. C14-2007-0263, on file at the Neighborhood
11 Planning and Zoning Department, as follows:
12

13 Approximately 11 acres of land in the City of Austin, Travis County,
14 Texas, as shown on in the tract map attached as Exhibit "A" (*Hyde Park*
15 *Planning Area*),
16

17 located in the Hyde Park neighborhood conservation combining district and neighborhood
18 planning area, locally known as the area bounded by 51st Street on the north, Red River to
19 45th Street to Duval Street on the east, 38th Street on the south, and Guadalupe Street to 47th
20 Street and along Waller Creek on the west, in the City of Austin, Travis County, Texas,
21 and generally identified in the map attached as Exhibit "B" (*the Zoning Map*).
22

23 **PART 2.** The zoning districts for the tracts are changed from neighborhood office-
24 neighborhood conservation (NO-NCCD) combining district, limited office-neighborhood
25 conservation (LO-NCCD) combining district, community commercial-conditional overlay-
26 neighborhood conservation-neighborhood plan (GR-CO-NCCD-NP) combining district,
27 community commercial-mixed use-conditional overlay-neighborhood conservation-
28 neighborhood plan (GR-MU-CO-NCCD-NP) combining district, and general commercial
29 services-neighborhood conservation (CS-NCCD) combining district, to neighborhood
30 office-vertical mixed use building-neighborhood conservation (NO-V-NCCD) combining
31 district, limited office-vertical mixed use building-neighborhood conservation (LO-V-
32 NCCD) combining district, community commercial-vertical mixed use building-
33 conditional overlay-neighborhood conservation-neighborhood plan (GR-V-CO-NCCD-
34 NP) combining district, community commercial-mixed use-vertical mixed use building-
35 conditional overlay-neighborhood conservation-neighborhood plan (GR-MU-V-CO-
36 NCCD-NP) combining district, and general commercial services-vertical mixed use

building neighborhood conservation (CS-V-NCCD) combining district, as more particularly described and identified in the chart below:

| Tract # | TCAD Property ID | COA Address | FROM | TO |
|---------|-------------------|--|------------------|--------------------|
| 1 | PORTION OF 221343 | PORTION OF 4525 GUADALUPE ST 4525 1/2 GUADALUPE ST | GR-MU-CO-NCCD-NP | GR-MU-V-CO-NCCD-NP |
| | 221354 | 4501 GUADALUPE ST 4503 GUADALUPE ST 4505 GUADALUPE ST 4504 AVENUE A | GR-CO-NCCD-NP | GR-V-CO-NCCD-NP |
| 2 | 217936 | 4413 GUADALUPE ST | CS-NCCD | CS-V-NCCD |
| | 545591 | 4411 GUADALUPE ST 4409 GUADALUPE ST | CS-NCCD | CS-V-NCCD |
| | 217918 | 4407 GUADALUPE ST | CS-NCCD | CS-V-NCCD |
| | 217917 | 4405 GUADALUPE ST | CS-NCCD | CS-V-NCCD |
| | 374237 | 4403 GUADALUPE ST | CS-NCCD | CS-V-NCCD |
| | 217915 | 4401 GUADALUPE ST | CS-NCCD | CS-V-NCCD |
| 3 | 217913 | 4331 GUADALUPE ST 4327 GUADALUPE ST 4315 GUADALUPE ST 507 W 44TH ST | CS-NCCD | CS-V-NCCD |
| | 217907 | 0 GUADALUPE ST LOT 13-14 BLK 10 HYDE PARK ADDN NO 2 | CS-NCCD | CS-V-NCCD |
| | 217906 | 4301 GUADALUPE ST 4303 GUADALUPE ST | CS-NCCD | CS-V-NCCD |
| 4 | 217899 | 4227 GUADALUPE ST 511 W 43RD ST | CS-NCCD | CS-V-NCCD |
| | 217898 | 4225 GUADALUPE ST | CS-NCCD | CS-V-NCCD |
| | 217897 | 0 GUADALUPE ST LOT 6-7 BLK 2 HYDE PARK ADDN NO 2 | CS-NCCD | CS-V-NCCD |
| | 217896 | 4209 GUADALUPE ST 4207 GUADALUPE ST | CS-NCCD | CS-V-NCCD |
| | 217895 | 4205 GUADALUPE ST | CS-NCCD | CS-V-NCCD |
| | 217894 | 4203 GUADALUPE ST | CS-NCCD | CS-V-NCCD |
| | 217893 | 4201 GUADALUPE ST 506 W 42ND ST | CS-NCCD | CS-V-NCCD |
| 5 | 217884 | 505 W 42ND ST | CS-NCCD | CS-V-NCCD |

| Tract # | TCAD Property ID | COA Address | FROM | TO |
|---------|----------------------|---|---------|-----------|
| | 217881 | 4125 GUADALUPE ST 4123 GUADALUPE ST | CS-NCCD | CS-V-NCCD |
| | 217880 | 4121 GUADALUPE ST | CS-NCCD | CS-V-NCCD |
| | 217879 | 4119 GUADALUPE ST | CS-NCCD | CS-V-NCCD |
| | 217878 | 4117 GUADALUPE ST | CS-NCCD | CS-V-NCCD |
| | 217877 | 4115 GUADALUPE ST | CS-NCCD | CS-V-NCCD |
| | 217876 | 4113 GUADALUPE ST | CS-NCCD | CS-V-NCCD |
| | 217875 | 4111 GUADALUPE ST | CS-NCCD | CS-V-NCCD |
| | 217874 | 4103 GUADALUPE ST 4101 GUADALUPE ST | CS-NCCD | CS-V-NCCD |
| 6 | 214635 | 4031 GUADALUPE ST4027 GUADALUPE ST4025 GUADALUPE ST513 W 41ST ST | CS-NCCD | CS-V-NCCD |
| | 214634 | 4021 GUADALUPE ST | CS-NCCD | CS-V-NCCD |
| | 214633 | 4017 GUADALUPE ST | CS-NCCD | CS-V-NCCD |
| | 214632 | 4015 GUADALUPE ST 4015 1/2 GUADALUPE ST | CS-NCCD | CS-V-NCCD |
| | 214631 | 4005 GUADALUPE ST | CS-NCCD | CS-V-NCCD |
| | 214642 | 4001 GUADALUPE ST | CS-NCCD | CS-V-NCCD |
| 7 | 214629 | 3923 GUADALUPE ST 3915 GUADALUPE ST 3909 GUADALUPE ST | CS-NCCD | CS-V-NCCD |
| | 214628 | 3901 GUADALUPE ST | CS-NCCD | CS-V-NCCD |
| 8 | 214627 | 517 W 39TH ST | CS-NCCD | CS-V-NCCD |
| | PORTION OF 214626 | PORTION OF 3825 GUADALUPE ST | CS-NCCD | CS-V-NCCD |
| 9 | 214621 | 3805 GUADALUPE ST 3809 GUADALUPE ST | CS-NCCD | CS-V-NCCD |
| | 214620 | 504 W 38TH ST | NO-NCCD | NO-V-NCCD |
| 11 | 214742 | 108 W 38TH ST | LO-NCCD | LO-V-NCCD |
| 12 | 214740 | 3800 SPEEDWAY | LO-NCCD | LO-V-NCCD |

PART 3. Except as specifically provided in this ordinance, the existing base zoning districts, combining districts, and other conditions remain in effect.

1 **PART 4.** The Property is subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical*
2 *Mixed Use Buildings*) as follows:

- 3
- 4 A. The Property is exempt from the dimensional standards identified in Article
5 4.3.3 E.2. (*Dimensional and Parking Requirements*).
- 6
- 7 B. The Property is subject to the parking reductions identified in Article 4.3.3 E.3.
8 (*Dimensional and Parking Requirements*).
- 9
- 10 C. For property in office districts, the additional uses allowed under Article 4.3.3.
11 C.2 (*Ground-Floor Commercial Uses Allowed*) apply.
- 12
- 13 D. Ten percent of residential units available for rental in a vertical mixed use
14 building shall be reserved for households earning no more than 60 percent of
15 the Annual Median Family Income.
- 16

17 **PART 5.** This ordinance takes effect on _____, 2008.

18

19
20 **PASSED AND APPROVED**

21

22 §
23 §
24 _____, 2008 § _____

25 Will Wynn
26 Mayor

27

28

29 **APPROVED:** _____ **ATTEST:** _____

30 David Allan Smith Shirley A. Gentry
31 City Attorney City Clerk

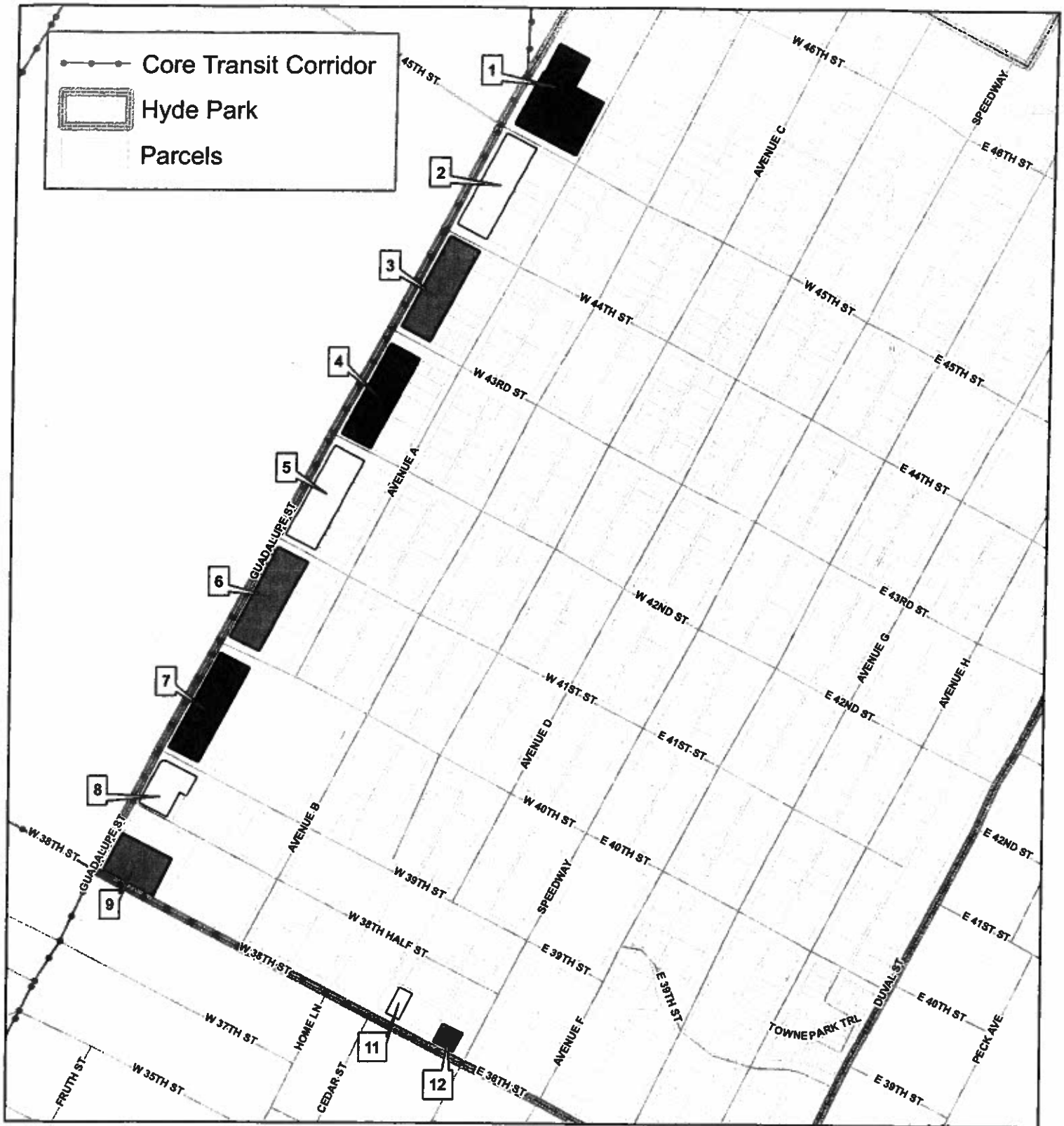


EXHIBIT A

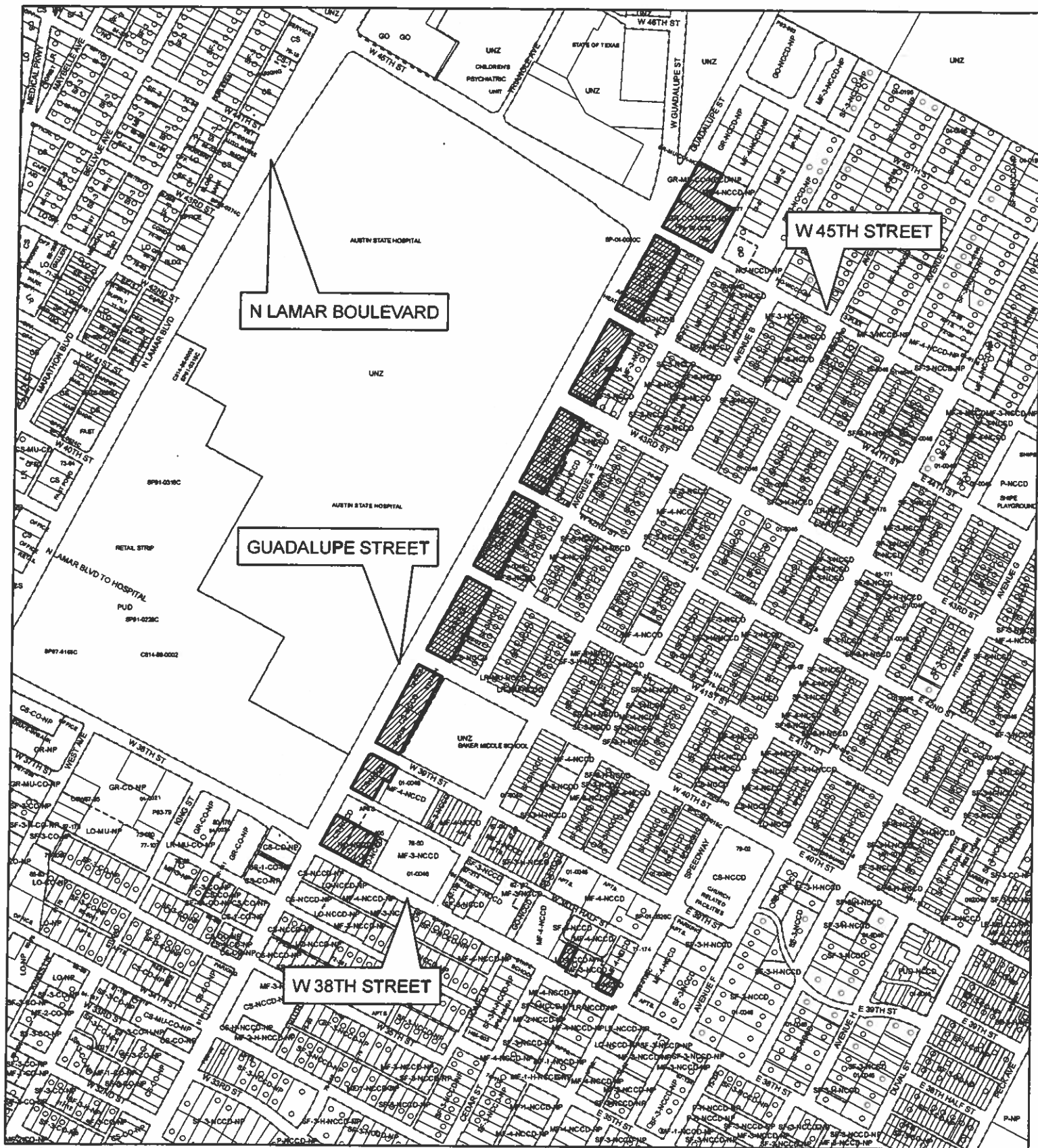
Hyde Park Neighborhood Planning Area Vertical Mixed Use (VMU) Tract Map C14-2007-0263

500 250 0 500 Feet






Produced by City of Austin
Neighborhood Planning and Zoning Dept.
April 28, 2008

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ZONING



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE#: C14-2007-0263
 ADDRESS: RED RIVER ST
 SUBJECT AREA: 11.31 ACRES
 GRID: J25-26
 MANAGER: J. ROUSSELIN

OPERATOR: S. MEEKS



1" = 600'

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